



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

### m e m o r a n d u m

**TO:** Mayor Laurel Lunt Prussing

**FROM:** Elizabeth H. Tyler, FAICP, Community Development Director

**DATE:** February 11, 2016

**SUBJECT:** **Plan Case 2271-M-16:** A request by the City of Urbana Zoning Administrator to change the zoning of a number of properties in the City. The proposed zoning map amendments will change the zoning to be consistent with the Future Land Use Maps in the City's Comprehensive Plan or to reflect their current use.

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### Introduction and Background

The Zoning Administrator is requesting a multipart Map Amendment to the Urbana Zoning Map, to include several changes of zoning for properties in the City. City Staff have identified ten properties throughout the City that would be appropriate for a change in zoning from their current districts to ones that better match their current uses and future land use designations in the Urbana Comprehensive Plan.

The majority of the parcels are publicly-owned and the City departments or public agencies managing the properties have all expressed support for their rezoning. Several of the properties are under the jurisdiction of the Urbana Park District, while several others are maintained by the Urbana Public Works Department. One property is owned by the Champaign-Urbana Mass Transit District. The owner of the one privately-owned parcel has given support and cooperation for its rezoning.

These proposed zoning changes are separate from the annual update to the Official Zoning Map required by Illinois state law.

At their February 4, 2016 meeting, the Urbana Plan Commission heard the case at a public hearing. Staff requested that the property at 1603 East Washington Street, initially part of the omnibus, be removed from the proposed amendment to allow for more time and to discuss the appropriate zoning district for the property with the surrounding neighborhood. Several commission members asked about the reasoning for 1210 East University being rezoned from CRE, Conservation-Recreation-Education to AG-Agricultural. Staff explained that the multiple uses on the property, as well as the fact that it contains a retired landfill, make it more appropriate for a rural-specific district like AG than for a park and recreation district like CRE. A commission member also asked if there would be any effects on the city's property tax assessments. Staff explained that the proposed rezonings were on publicly-owned properties that do not affect the property tax rolls. They also explained that the

one private property at 1107 East Florida Avenue would benefit from being rezoned to its existing use. The Plan Commission voted with six ayes and zero nays to forward the omnibus Map Amendment to the Urbana City Council with a recommendation for approval.

## **Discussion**

The following is a summary of the properties proposed to be rezoned:

### **1407 North Lincoln Avenue (Exhibit A)**

The subject property holds a station for the Urbana Fire Department and is zoned R-2, Single-Residential with a future land use designation of Institutional. The proposed rezoning of the parcel to B-3, General Business would accommodate the fire department station use while also matching the zoning of neighboring B-3 properties to the north and south along Lincoln Avenue.

### **1101 East University Avenue (Exhibit B)**

The subject property is the headquarters for the Champaign-Urbana Mass Transit District (CUMTD) and is zoned B-3, General Business with a future land use designation of Heavy Industrial. The headquarters for CUMTD spreads over several parcels which are zoned IN-1, Light Industrial/Office. The subject property is currently occupied by CUMTD, but remains zoned B-3 from a previous business use. Rezoning the parcel from B-3 to IN-1 would accommodate the transit district at that location while making the property's zoning designation consistent with neighboring industrial properties and future land use plans.

### **610 South Glover (Exhibit C)**

The subject property is a City-owned, vacant lot that is zoned R-4, Medium Density Multiple-Family Residential and once housed several mobile homes which have since been removed. The City's Public Works Department proposes to use the site for maintenance or storage purposes in the future. The property is proposed to be rezoned to IN-1, Light Industrial/Office to allow this purpose, match the zoning of neighboring properties, and to be consistent with the future land use designation of Light Industrial.

### **909, 911, 913, and 915 North Lincoln Avenue (Exhibit D)**

The subject properties are all part of King Park and were once single-family homes. In recent years, the homes were demolished and the space was absorbed into the park, either under Urbana Park District ownership or as part of a long-term lease with the City. The properties are zoned R-2, Single-Family Residential and would be rezoned to CRE, Conservation-Recreation-Education. The future land use designation and current use is Park for the properties at 911,913, and 915 North Lincoln. The future land use designation for the property at 909 North Lincoln Avenue is Community Business, but its current use is park land. It is leased by the Park District from the City.

### **1107 East Florida Avenue (Exhibit E)**

The subject property contains several apartment buildings and is primarily zoned R-5, Medium High Density Multiple-Family Residential. Its future land use designation is Multifamily. However, the southern portion of the property, approximately 1.4 acres in size, is zoned CRE, Conservation-Recreation-Education, and is adjacent to Crestview Park. It is occupied by three apartment buildings which the property owner, Parkside Partners LLC, intend to continue using for multi-family

residential housing. The southwest portion of the property, approximately 0.36 acres in size, is zoned R-2, Single-Family Residential and contains a driveway, building setback, and parking. Under the proposed rezoning, the entire property would be zoned R-5, Medium High Density Multiple-Family Residential since it does not contain park space or single family homes. This would remove the split zoning from the property.

**501 East Windsor Road (Exhibit F)**

The subject property is home to Meadowbrook Park and zoned R-1, Single Family Residential. The park is spread over several parcels that are zoned CRE, Conservation-Recreation-Education. The subject property is the parcel in the southeastern portion of the park and is zoned R-1, Single-Family Residential. The future land use designation and current use are both park space which support the request for the property to be rezoned to CRE, Conservation-Recreation-Education.

**1210 East University Avenue (Exhibit G)**

The subject property is owned by the City and is zoned CRE, Conservation-Recreation-Education. The site holds a closed landfill, the Landscape Recycling Center, a firing range for the Police Department, and a building used for some of the services of the City's Arbor Division. The proposed rezoning to AG – Agricultural would make the property consistent with the neighboring parcel to the east that is used for the same purposes and to allow the closed landfill use.

## Zoning Map Amendment Summary Table

Address	Proposed Rezoning	Land Use	Future Land Use Designation	Ownership	Reason for Rezoning
1107 East Florida Avenue	R-5, CRE, R-2 to R-5	Apartments	Multifamily	Parkside Partners LLC	Consistency with land use, no single family homes or park space on parcel
501 East Windsor Road	R1 to CRE	Park	Park	Urbana Park District	Consistency with land use, parcel serves as park space
909 North Lincoln Avenue	R2 to CRE	Park	Community Business	City of Urbana	Consistency with land use, parcel serves as park space along with neighboring parcels
911 North Lincoln Avenue	R-2 to CRE	Park	Park	City of Urbana	Consistency with land use, parcel serves as park space
913 North Lincoln Avenue	R-2 to CRE	Park	Park	Urbana Park District	Consistency with land use, parcel serves as park space
915 North Lincoln Avenue	R-2 to CRE	Park	Park	Urbana Park District	Consistency with land use, parcel serves as park space
610 South Glover Avenue	R-4 to IN-1	Vacant Space	Light Industrial	City of Urbana	Consistency with land use, allows for future use of public maintenance or storage shed
1210 East University Avenue	CRE to AG	Landscape Recycling Center	Heavy Industrial	City of Urbana	Accommodatesllows continued use of the landscape recycling center
1407 North Lincoln Avenue	R-2 to B-3	Fire Department Station	Institutional	City of Urbana	Accommodates Allows for current and future use of fire department station and matches adjacent properties
1101 East University Avenue	B-3 to IN-1	CUMTD Headquarters	Heavy Industrial	Champaign-Urbana Mass Transit District	Consistency with CUMTD headquarters use and that of surrounding area

## **The La Salle Criteria**

In the case of *La Salle National Bank v. County of Cook* (the “La Salle” case), the Illinois Supreme Court developed a list of factors that are paramount in evaluating the legal validity of a zoning classification for a particular property. Each of these factors will be discussed as they pertain to a comparison of the existing zoning with that proposed by the Petitioner.

*1. The existing land uses and zoning of the nearby property.*

*This factor relates to the degree to which the existing and proposed zoning districts are compatible with existing land uses and land use regulations in the immediate area.*

The proposed zoning for 1107 East Florida Avenue, 501 East Windsor Road, 1407 North Lincoln, 1101 East University Avenue, 1210 East University Avenue, 610 South Glover Avenue, and 909-915 North Lincoln Avenue would all be compatible with surrounding zoning and land use. For each property, the intensity of use for the surrounding area would not be changed. The zoning would be consistent for the current land use and adjacent properties of the same district.

*2. The extent to which property values are diminished by the restrictions of the ordinance.*

*This is the difference in the value of the property in its existing zoning district and the value it would have if it were rezoned to the proposed zoning district.*

The properties of 501 East Windsor Road, 1407 North Lincoln, 1101 East University Avenue, 1210 East University Avenue, 610 South Glover Avenue, and 909-915 North Lincoln Avenue are publicly- owned and will continue to provide city services.

1107 East Florida Avenue would benefit from the entire property being correctly zoned for its current use of multi-family residential.

It should be noted that City Planning Division staff are not qualified as professional appraisers and that a professional appraiser has not been consulted regarding the impact of zoning on the value of the property. Therefore, any discussion pertaining to specific property values should be considered speculative.

*3. The extent to which the ordinance promotes the health, safety, morals or general welfare of the public. (see No. 4 below)*

*4. The relative gain to the public as compared to the hardship imposed on the individual property owner.*

*The questions here apply to the current zoning restrictions: do the restrictions promote the public welfare in some significant way so as to offset any hardship imposed on the property owner by the restrictions?*

The rezonings of the properties will not jeopardize the health, safety, morals or general welfare of the public. For the public properties at 501 East Windsor Road, 1407 North Lincoln, 1101 East

University Avenue, 1210 East University Avenue, 610 South Glover Avenue, and 909-915 North Lincoln Avenue, the public welfare is not advanced by the inconsistency between the current zoning and existing land use. The proposed rezoning would benefit the public welfare since the public services provided by those properties would be better reflected by the rezoning. The current CRE and R-2 zoning for the property at 1107 East Florida Avenue does not benefit the public welfare.

*5. The suitability of the subject property for the zoned purposes.*

*The issue here is whether there are certain features of the property which favor the type and intensity of uses permitted in either the current or the proposed zoning district.*

The subject properties in public use at 501 East Windsor Road, 1407 North Lincoln, 1101 East University Avenue, 1210 East University Avenue, 610 South Glover Avenue, and 909-915 North Lincoln Avenue are generally used for a public service and are most suitable for their existing uses. The land used by the Park District is suitable because of the adjacent park land properties and public access. The land used by the Public Works Department and Transit District would be suitable because of their adjacency to transportation corridors and other properties serving a similar purpose. The proposed zoning for those properties would allow the properties to continue to be suitable for their uses. The property at 1107 East Florida would be suitable as most of the property is already zoned R-5.

*6. The length of time the property has been vacant as zoned, considered in the context of land development, in the area, in the vicinity of the subject property.*

*Another test of the validity of the current zoning district is whether it can be shown that the property has remained vacant for a significant period of time because of restrictions in that zoning district.*

The properties at 501 East Windsor Road and 909-915 North Lincoln Avenue are in park space. The property of 610 South Glover Avenue has been temporarily vacant following removal of mobile homes with the intention of City maintenance use. The other properties are not vacant.

## **Options**

The Urbana City Council has the following options regarding Plan Case 2271-M-16:

- a) Approve the proposed Map Amendment as presented herein;
- b) Approve the proposed Map Amendment with specific suggested changes; or
- c) Deny the proposed Map Amendment.

## **Recommendation**

At their February 5, 2016 meeting, the Urbana Plan Commission voted with six ayes and zero nays to forward Plan Case 2271-M-16 to the Urbana City Council with a recommendation of **APPROVAL** for the proposed multipart Map Amendment to the Zoning Map in its entirety. Staff concurs with this recommendation.

### **Attached:**

**Exhibit A: 1407 North Lincoln Avenue Map**

**Exhibit B: 1101 East University Avenue Map**

**Exhibit C: 610 South Glover Avenue Map**

**Exhibit D: 909, 911, 913, 915 North Lincoln Avenue Map**

**Exhibit E: 1107 East Florida Avenue Map**

**Exhibit F: 501 East Windsor Road Map**

**Exhibit G: 1210 East University Avenue Map**

CC: Urbana Park District  
Champaign-Urbana Mass Transit District  
Parkside Partners LLC  
Urbana Public Works

**ORDINANCE NO. 2016-02-010**

**An Ordinance Amending the Zoning Map of the City of Urbana, Illinois**

(A request by the City of Urbana Zoning Administrator to change the zoning of a number of properties in the City. - Plan Case 2271-M-16 / Urbana Zoning Administrator)

WHEREAS, the Urbana Zoning Administrator has petitioned the City for a multipart Zoning Map Amendment to rezone several properties to better match their current use and Future Land Use designation in the Urbana Comprehensive Plan; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on February 4, 2016 concerning the petition filed in Plan Case No. 2271-M-16; and

WHEREAS, the Urbana Plan Commission passed with a vote of 6 ayes to 0 nays to forward Plan Case No. 2271-M-16 with recommendation of approval for rezoning the subject properties; and

WHEREAS, the forwarded recommendation of rezoning by the Urbana Plan Commission is consistent with the goals, objectives, and generalized land use designations of the City of Urbana 2005 Comprehensive Plan; and

WHEREAS, the forwarded recommendation of rezoning by the Urbana Plan Commission is consistent with the La Salle case criteria; and

WHEREAS, the findings of the Urbana Plan Commission indicate that approval of the recommended rezoning request would promote the general health, safety, morals, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The Official Zoning Map of Urbana, Illinois, is herewith and hereby amended to change the zoning classification of the following described properties:

The subject property to be rezoned from CRE, Conservation-Recreation-Education and R-2, Single-Family Residential and R-5, Medium High Density Multiple-Family Residential to R-5, Medium High Density Multiple-Family Residential is more accurately described as follows:

THAT PART OF THE WEST 701.52 FEET OF THE NORTH 412.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE, EXCEPT THE WEST 157.00 FEET OF THE NORTH 240.00 FEET THEREOF, SITUATED IN THE CITY OF URBANA IN CHAMPAIGN COUNTY, ILLINOIS.

Commonly known as: 1107 East Florida Avenue, being Permanent  
Identification Numbers: 93-21-21-126-002

The subject property to be rezoned from R-1, Single-Family Residential to CRE, Conservation-Recreation-Education is more accurately described as follows:

A part of the Northeast Quarter of Section 29, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as;

Tracts 4, 5 and 6 of McCullough's Plat of Survey as filed in the Office of Recorder of Champaign County as Document Number 1971R13121 in Plat Book "X" at page 38, encompassing 69.90 Acres, more or less, all situated in the City of Urbana, Champaign County, Illinois.

Commonly known as: 501 East Windsor Road, being Permanent  
Identification Number: 93-21-29-200-007

The subject properties to be rezoned from R-2, Single-Family Residential to CRE, Conservation-Recreation-Education are more accurately described as follows:

A part of the Southeast quarter of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian, situated in Champaign County, Illinois, described as follows:

Beginning 33 feet West and 745 feet South of the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian, thence West along a line parallel to and 745 feet South of the North line of the Southeast Quarter of the Northeast Quarter of Section 7 aforesaid, a distance of 435.6 feet, thence South a distance of 90 feet, thence East a distance of 435.6 feet, thence North a distance of 90 feet to the point of beginning, except the West 217.80 feet thereof, all situated in Champaign County, Illinois. EXCEPT: the East 7.00 feet of even and equal width thereof.

Commonly known as: 909 North Lincoln Avenue, being Permanent Identification Number: 91-21-07-282-020

AND

Beginning 33 feet West and 685 feet South of the Northeast corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian; thence West 217.8 feet; thence South 60 feet; thence East 217.89 feet; thence North 60 feet to the point of beginning, in Champaign County, Illinois.

Commonly known as: 911 North Lincoln Avenue, being Permanent Identification Number: 91-21-07-282-019

AND

Part of the South East 1/4 of the North East 1/4 of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian, Described as follows:

Beginning 33 feet West and 635 feet South of the North East corner of the south East 1/4 of the North East 1/4 of said03ection 7, thence West 217.8 feet, thence south 50 feet, thence East 217.8 feet, thence North 50 feet to the place of beginning, situated in Champaign County, Illinois.

Commonly known as: 913 North Lincoln Avenue, being Permanent Identification Number: 91-21-07-282-018

AND

A part of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian, being more particularly described as follows: Lot 6 of Waller's Subdivision, as per plat recorded in Plat Book "O" at page 76 in the Office of the Recorder of Deeds, Champaign County, Illinois.

Commonly known as: 915 North Lincoln Avenue, being Permanent Identification Number: 91-21-07-282-027

The subject property to be rezoned from R-4, Medium Density Multiple-Family Residential to IN-1, Light Industrial/Office is more accurately described as follows:

Lot 13 of Archie J. Hartle's subdivision, as per plat recorded in Plat Book "F" At page 87, situated in the City of Urbana, Champaign County, Illinois.

Commonly known as: 610 South Glover, being Permanent Identification Number: 92-21-16-182-006

The subject property to be rezoned from CRE, Conservation-Recreation-Education to AG-Agricultural is more accurately described as follows:

A PART OF THE E ½ OF SECTION 9, T. 19 N., R. 9 E. OF THE 3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE MONUMENT FOUND AT THE SE CORNER OF THE NE ¼ OF SECTION 9, T. 19 N., R. 9 E. OF THE 3RD P.M.; THENCE S. 66°07'42" W., 1574.02 FEET TO AN IRON PIPE MONUMENT FOUND AT THE NE CORNER OF BUTZOW INDUSTRIAL SUBDIVISION; THENCE S. 89°35'12" W., ALONG THE NORTH LINE OF SAID SUBDIVISION, 1187.58 FEET TO AN IRON PIPE MONUMENT FOUND AT THE NW CORNER OF SAID SUBDIVISION, SAID CORNER BEING ON THE WEST LINE OF THE SE ¼ OF SAID SECTION 9; THENCE N. 00°51'16" W., ALONG SAID WEST LINE, 627.65 FEET TO A 2"x2" WOODEN HUB FOUND AT THE SW CORNER OF

THE NE ¼ OF SAID SECTION 9; THENCE N. 89°36'34" E. ALONG THE SOUTH LINE OF SAID NE ¼, 109.65 FEET TO A POINT ON THE CENTERLINE OF THE SALINE BRANCH DRAINAGE DITCH; THENCE N. 55°55'18" E., ALONG SAID CENTERLINE, 1448.98 FEET TO THE WES LINE OF THE E ½ OF THE NE ¼ OF SAID SECTION 9; THENCE CONTINUING N. 55°55'18" E., ALONG SAID CENTERLINE 91.98 FEET; THENCE N. 50°38'22" E., ALONG SAID CENTERLINE, 523.05 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1468.50 FEET OF THE E ½ OF THE NE ¼ OF SAID SECTION 9; THENCE N. 89°35'31" E., ALONG SAID SOUTH LINE, 10.46 FEET TO A POINT ON THE EAST LINE OF THE WEST 495.00 FEET OF THE E ½ OF THE NE ¼ OF SAID SECTION 9; THENCE N. 00°35'42" W., ALONG SAID EAST LINE, 1468.50 FEET TO AN IRON PIPE MONUMENT SET ON THE NORTH LINE OF THE NE ¼ OF SAID SECTION 9; THENCE N. 89°35'31" E., ALONG SAID NORTH LINE, 309.44 FEET TO AN IRON PIPE MONUMENT SET AT A POINT 514.45 WEST OF THE NE CORNER OF THE NE ¼ OF SAID SECTION 9, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF F.A.I. ROUTE 5; THENCE S. 0°14'31" W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 23.52 FEET TO AN IRON PIPE MONUMENT SET; THENCE S. 39°55'14" E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 551.77 FEET TO AN IRON PIPE MONUMENT SET ON THE WEST LINE OF THE EAST 165.00 FEET OF THE NE ¼ OF SAID SECTION 9; THENCE S. 0°34'46" E., ALONG SAID WEST LINE, 342.80 FEET TO AN IRON PIPE MONUMENT SET ON THE SOUTH LINE OF THE NORTH 792.00 FEET OF THE NE ¼ OF SAID SECTION 9; THENCE N. 89°35'31" E., ALONG SAID SOUTH LINE, 165.00 FEET TO A POINT ON THE EAST LINE OF THE NE ¼ OF SAID SECTION 9; THENCE S. 0°34'46" E., ALONG SAID EAST LINE, 1860.43 FEET TO THE POINT OF BEGINNING CONTAINING 95.215 ACRES, MORE OR LESS, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS,

BEING TRACT I AS SHOWN ON A PLAT OF SURVEY PREPARED BY THOMAS B. JORDAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2014, DATED NOVEMBER 5, 1982, AND RECORDED NOVEMBER 5, 1982 IN PLAT BOOK "Z" AT PAGE 23 IN THE OFFICE OF THE RECORDER OF DEEDS, CHAMPAIGN COUNTY, ILLINOIS.

Commonly known as: 1210 East University Avenue. Being Permanent Identification Number: 91-21-09-401-007

The subject property to be rezoned from R-2, Single Family Residential to B-3, General Business is more accurately described as follows:

A part of the Northeast Quarter (NE ¼) of Section Seven (7), Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian, Champaign County, Illinois being more particularly described as follows:

The South one hundred thirty-five feet (135') of the West one hundred fifty feet (150') of the East one hundred eighty-three feet (183') of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Seven (7), Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian in Champaign County, Illinois.

except;

A parcel of land being a part of the South 135 feet of the West 150 feet of the East 183 feet of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 7, Township 19 North, Range 9 East of the Third P.M. in Champaign County, Illinois described as follows:

Beginning on the West right of way line of Lincoln Avenue (FAU Route 7177) at a point lying 532.07 feet South and 32.87 feet West of the Northeast corner of said Section 7; thence South 00 degrees 10 minutes 43 seconds East for 18.87 feet; thence South 89 degrees 49 minutes 17 seconds West for 17.00 feet; thence North 00 degrees 10 minutes 43 seconds West for 18.89 feet along a line lying 50 feet West of and parallel to the centerline of Lincoln Avenue (FAU Route 7177); thence North 89 degrees 52 minutes 41 seconds East for 17.00 feet along the North line of the above described property to the place of beginning containing 321 square feet, more or less.

Said parcel being as described in a Warranty Deed recorded February 19, 1993 as Document Number 1993R04014 in the Office of the Recorder, Champaign County, Illinois.

Commonly known as: 1407 North Lincoln Avenue, being Permanent Identification Number: 91-21-07-226-009.

The subject property to be rezoned from B-3, General Business to IN-1, Light Industrial/Office is more accurately described as follows:

Parcel 1:

That portion of Lot 2 of University Avenue Industrial Subdivision, as per plat recorded in Book "Z"

on page 152, lying East of the East line of Champaign-Urbana Mass Transit District Subdivision

Number 1 as per plat recorded as document 94 R 2795, situated in the City of Urbana, in Champaign County, Illinois.

Parcel 2:

All that part of the following described tracts of land lying East of the East line of the West Half of the Southwest Quarter of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian and South of the South right of way line of State Bond Issue Route 10 in Champaign County,

Illinois:

Tract A:

Commencing at a point on the Consolidated Rail Corporation property, formerly the New York Central Railroad Company, 600 feet North of the centerline of the main line railroad track and. 476.1 feet East of the West line of said Section 9 measured parallel with the main track; proceed Easterly parallel with said main track, having an assumed bearing of South 89 degrees 16 minutes 53 seconds East, 123.77 feet; thence South 82 degrees 09 minutes 10 seconds East 800 feet to a point 500 feet North of the main track; thence South 89 degrees 16 minutes 53 seconds East, parallel with the main track 246.46 feet; thence South 0 degrees East, 319.30 feet to a point 10 feet North of the centerline of an existing spur railroad track; thence North 89 degrees 24-minutes 45 seconds West, parallel with said spur 801.07 feet; thence North 0 degrees 37 minutes 15 seconds West, 24.30 feet; thence North 89 degrees 28 minutes West., 365.36 feet; thence North of degrees 34 minutes 52 seconds East, 397.17 feet to the place of beginning, in Champaign County, Illinois; and also,

Tract B:

All that parcel of land situated in said Section 9, bounded on the North by the surveyed centerline of State Bond Issue Route 10 as recorded in book 618 at page 490 in the Office of the Recorder of Champaign County, Illinois, bounded on the East by an extension Northerly of the Easterly line of the above described Tract A, bounded on the South by a portion of the Northerly line of the above described Tract A, bounded on the west by the East line of Lot 8 of a Subdivision

of the West Half of the Southwest Quarter of said Section 9, in Champaign County, Illinois; and also,

Tract C:

Commencing at an iron pin at the Southeast property corner of aforementioned Tract A as shown on plat of survey dated May 5, 1965 and recorded in Plat Book T at page 15 as document 771824 in the Office of the Recorder of Champaign County, Illinois, measure Northerly along the East property line for 319.30 feet to the place of beginning; from the place of beginning deflect 89 degrees 16 minutes 53 seconds to the left for 246.46 feet; thence deflect 07 degrees 04 minutes 42 seconds to the right for 44.35 feet; thence deflect 77 degrees 42 minutes 15 seconds to the right for 64.27 feet; thence deflect 108 degrees 24 minutes 47 seconds to the right for 304.35 feet to the place of beginning, situated in the City of Urbana in Champaign County, Illinois.

Commonly known as: 1101 East University Avenue, being Permanent Identification Number: 91-21-09-376-001

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

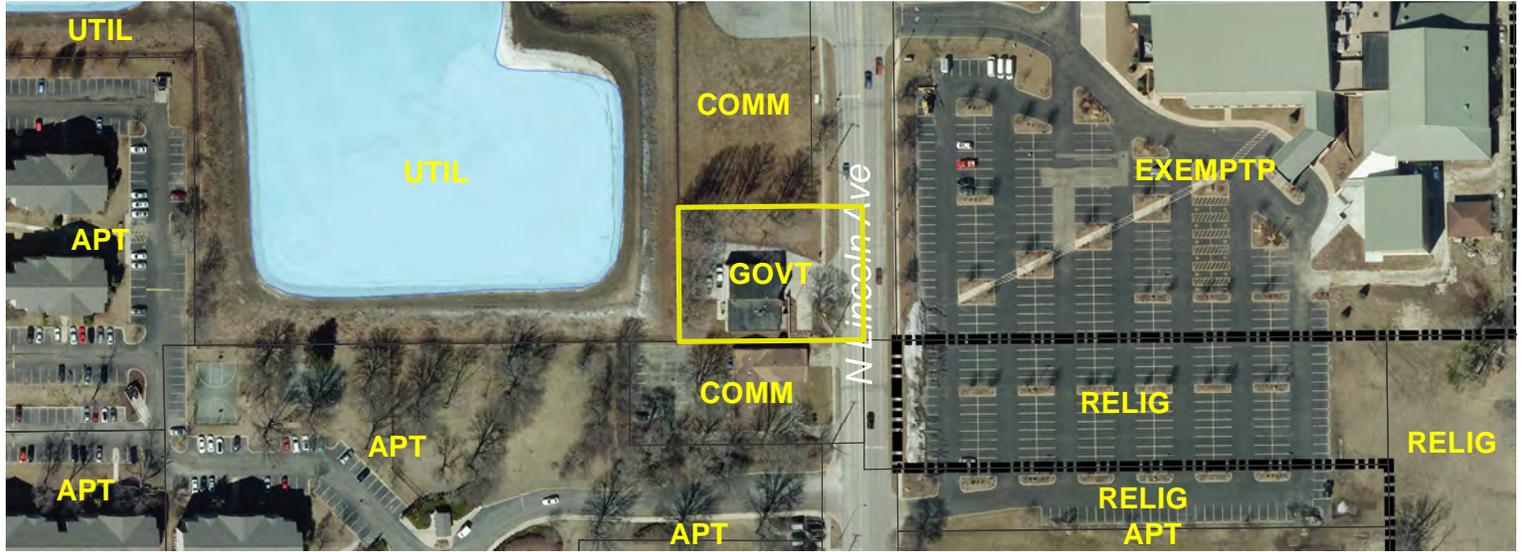
I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the corporate authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled: "**An Ordinance Amending the Zoning Map of the City of Urbana, Illinois**" (A request by the City of Urbana Zoning Administrator to change the zoning of a number of properties in the City. - Plan Case 2271-M-16 / Urbana Zoning Administrator), which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. \_\_\_\_\_ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

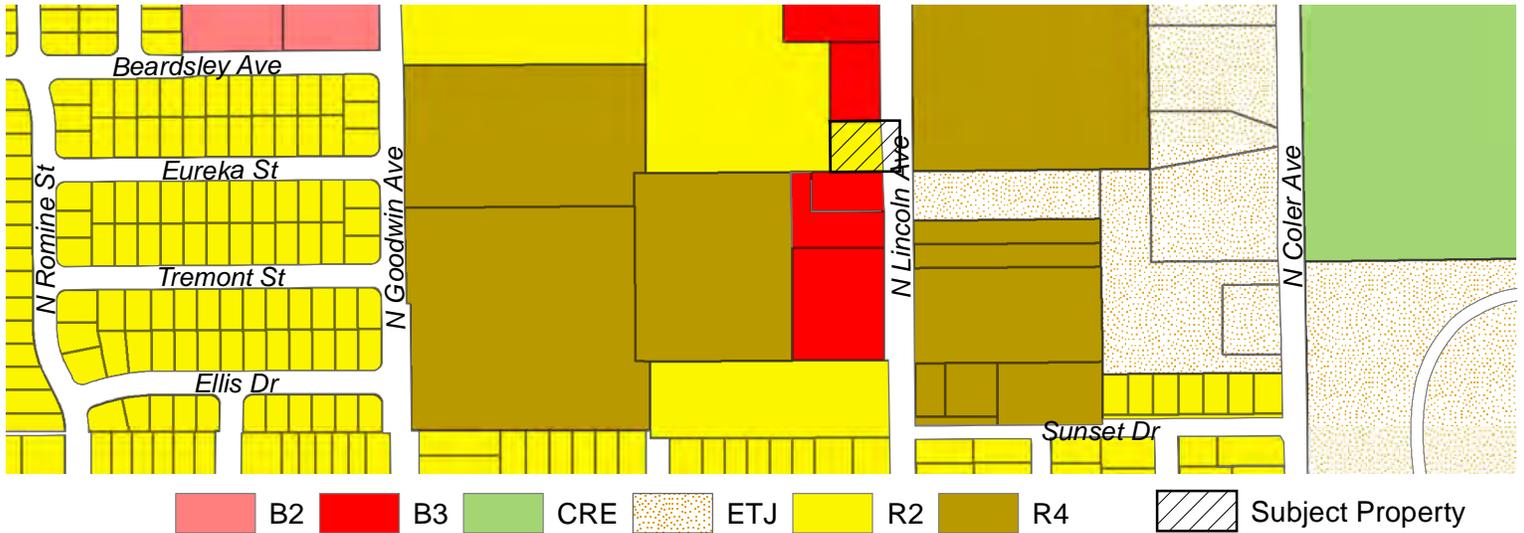
(SEAL)

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

**Exhibit A: 1407 North Lincoln Avenue  
Location and Existing Land Use Map**



**Zoning Map**



**Future Land Use Map**



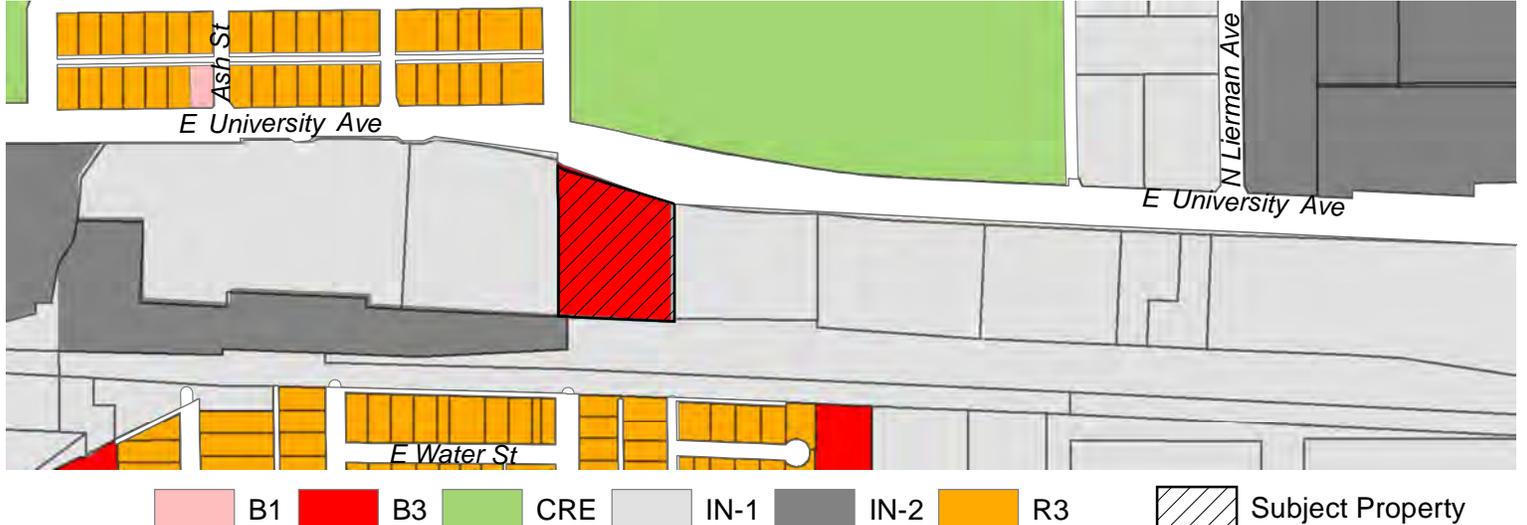
Case: 2271-M-16  
 Subject: Rezoning from R-2 to B-3  
 Location: 1407 North Lincoln Avenue  
 Petitioners: Urbana Zoning Administrator

Subject Property  
 Residential  
 Multi-Family Residential  
 Institutional  
 Community Business  
 Park

**Exhibit B: 1101 East University Avenue  
Location and Existing Land Use Map**



**Zoning Map**   Subject Property  Feet  
0 62.5 125 250 375 500



**Future Land Use Map**  Feet  
0 180 360 720 1,080

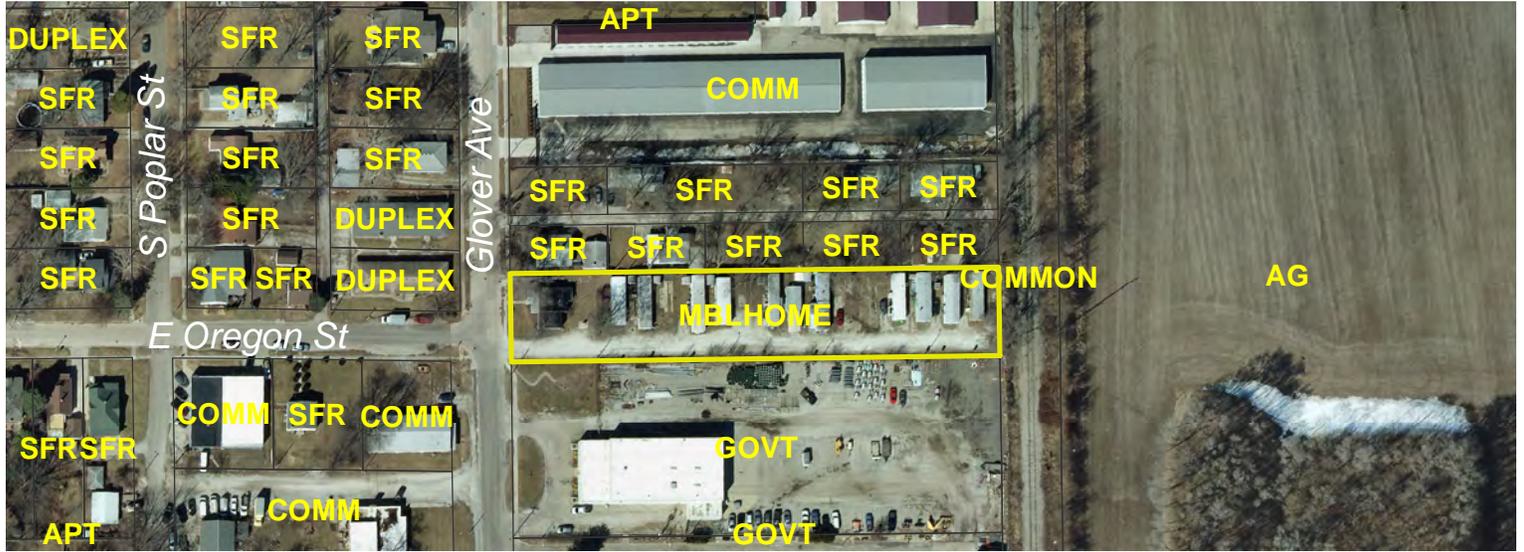


Case: 2271-M-16  
Subject: Rezoning from B-3 to IN-1  
Location: 1101 East University Avenue  
Petitioners: Urbana Zoning Administrator

Feet  
0 190 380 760

Subject Property  
 Residential  Heavy Industrial  Park  
 Community Business  Light Industrial/Office  
 Central Business  Institutional

**Exhibit C: 610 South Glover Avenue  
Location and Existing Land Use Map**



Subject Property 0 62.5 125 250 375 500 Feet

**Zoning Map**



B1
  B3
  CRE
  IN-1
  IN-2
  R3
  R4
  Subject Property

0 180 360 720 1,080 Feet

**Future Land Use Map**

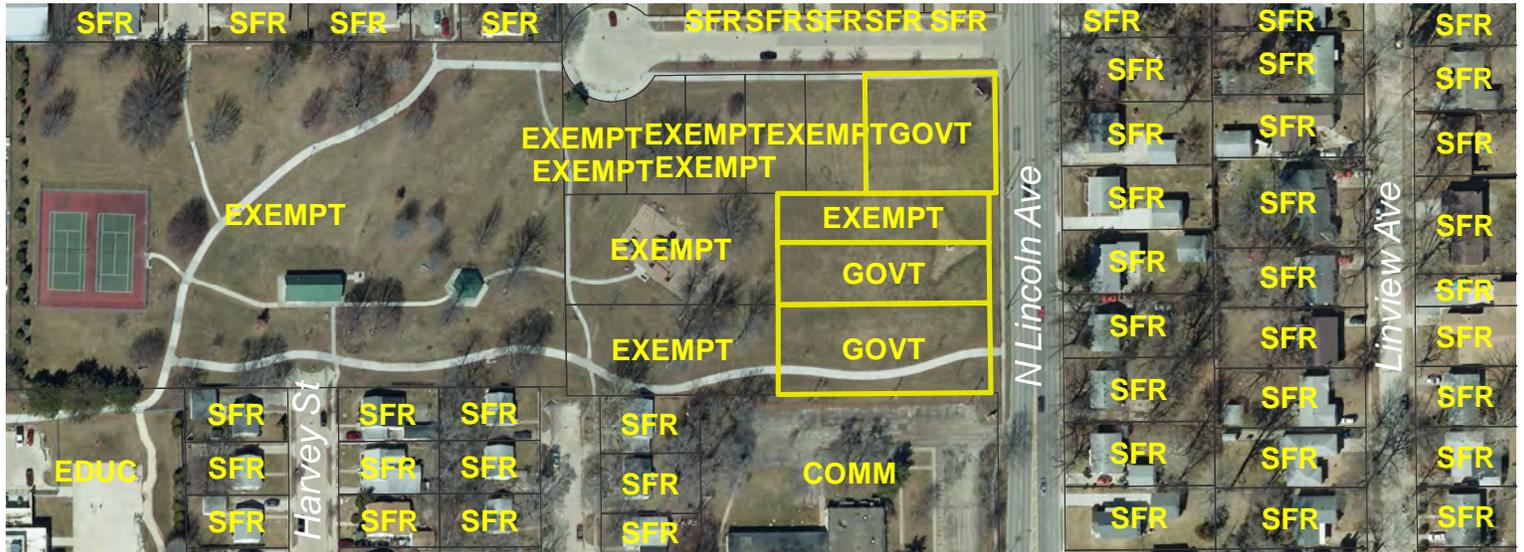


Subject Property
  Residential
  Light Industrial/Office
  Community Business
  Institutional

0 150 300 600 Feet

Case: 2271-M-16  
 Subject: Rezoning from R-4 to IN-1  
 Location: 610 South Glover Avenue  
 Petitioners: Urbana Zoning Administrator

**Exhibit D: 909, 911, 913, 915 North Lincoln Avenue  
Location and Existing Land Use Map**



**Zoning Map**

Subject Property 0 62.5 125 250 375 500 Feet



B3 CRE ETJ R2 R4 R5 Subject Property

**Future Land Use Map**

0 180 360 720 1,080 Feet

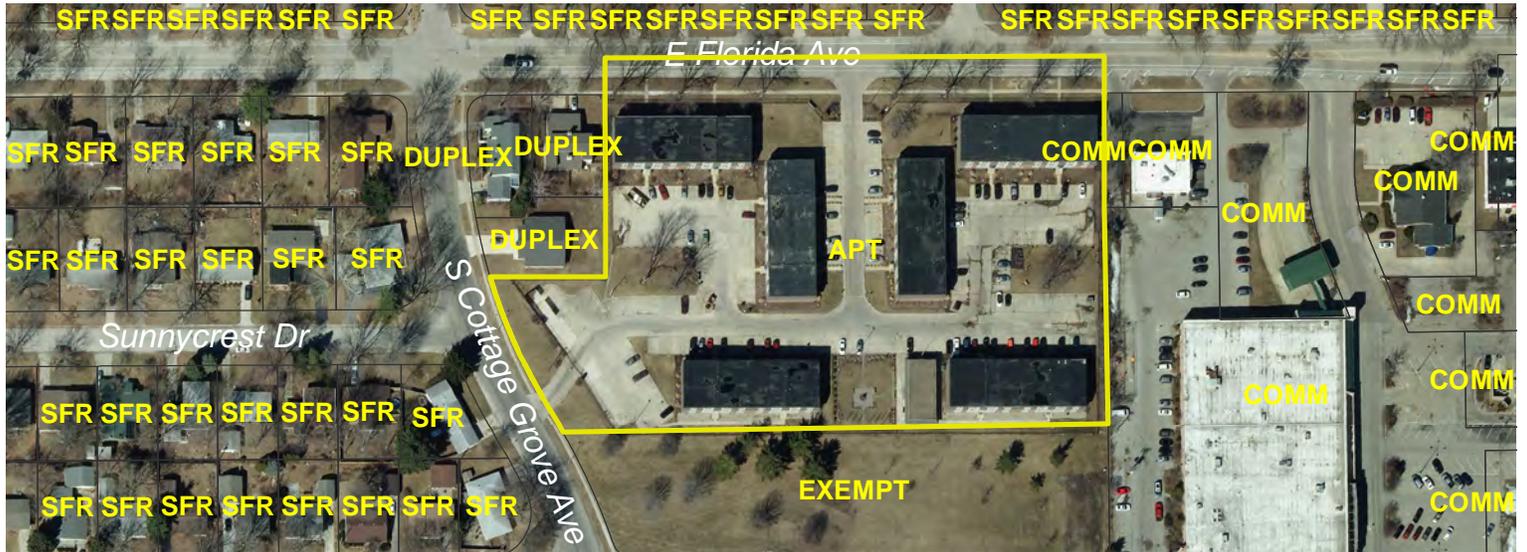


Case: 2271-M-16  
Subject: Rezoning from R-2 to CRE  
Location: 909-915 North Lincoln Avenue  
Petitioners: Urbana Zoning Administrator

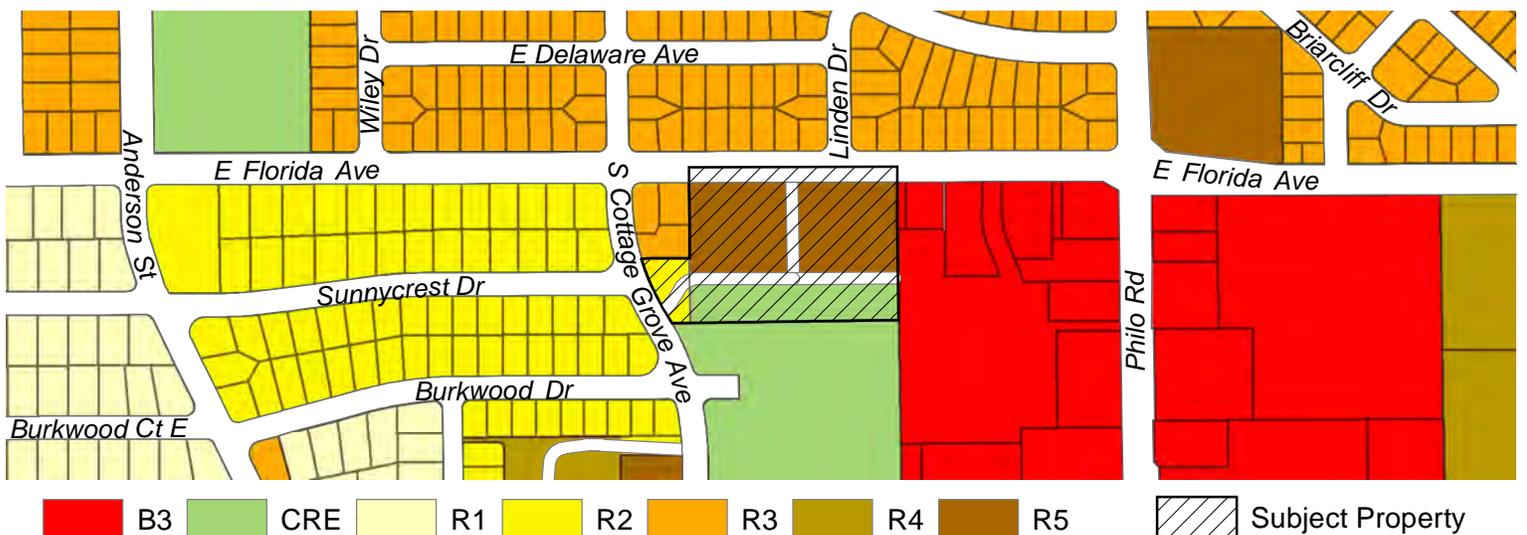
Subject Property  
Residential Institutional  
Community Business Park

0 150 300 600 Feet

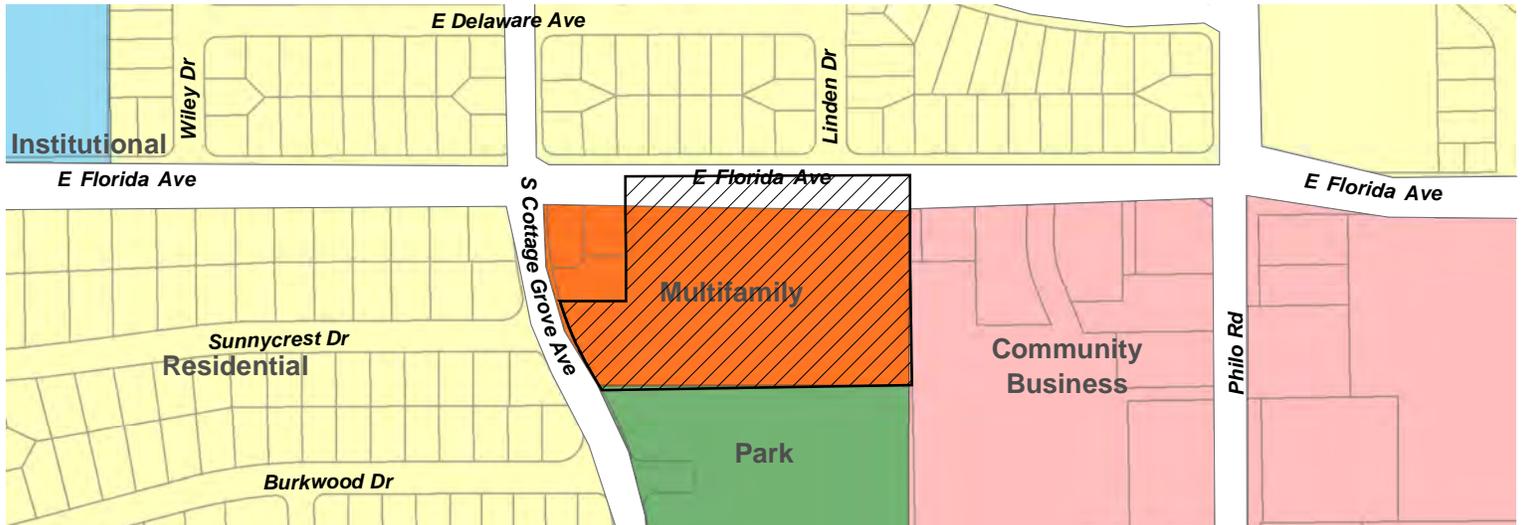
**Exhibit E: 1107 East Florida Avenue  
Location and Existing Land Use Map**



**Zoning Map**   Subject Property  Feet  
0 65 130 260 390 520



**Future Land Use Map**  Feet  
0 180 360 720 1,080

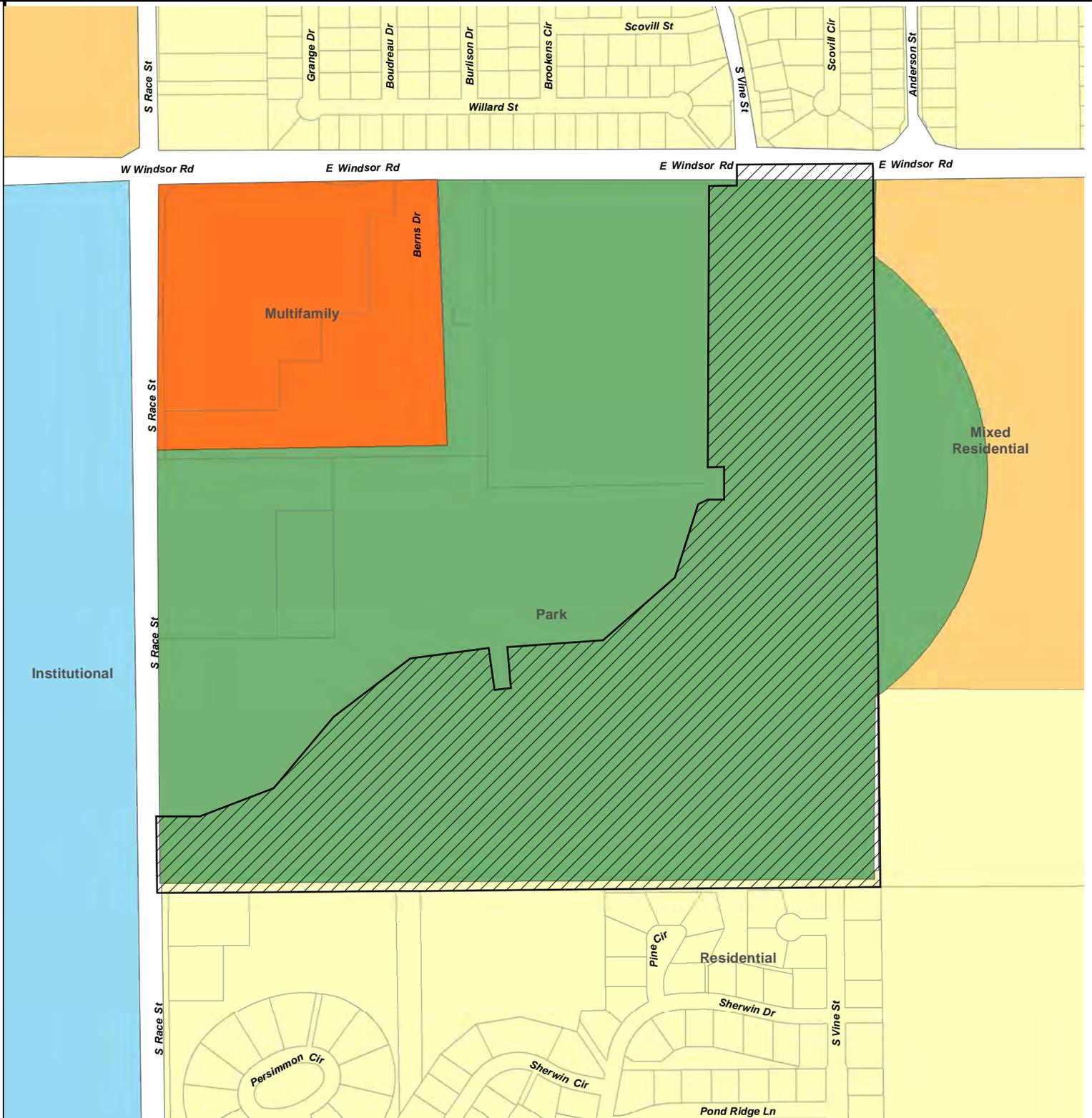


Case: 2271-M-16  
 Subject: Rezoning from R-5, R-2, CRE to R-5  
 Location: 1107 East Florida Avenue  
 Petitioners: Urbana Zoning Administrator

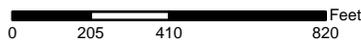
Feet  
0 140 280 560

N

# Exhibit F: 501 East Windsor Road Future Land Use Map



Case: 2271-M-16  
 Subject: Rezoning from R-1 to CRE  
 Location: 501 East Windsor Road  
 Petitioners: Urbana Zoning Administrator



- Residential
- Mixed Residential
- Multi-Family Residential
- Institutional
- Park
- Subject Property



# Exhibit F: 501 East Windsor Road Location and Existing Land Use Map



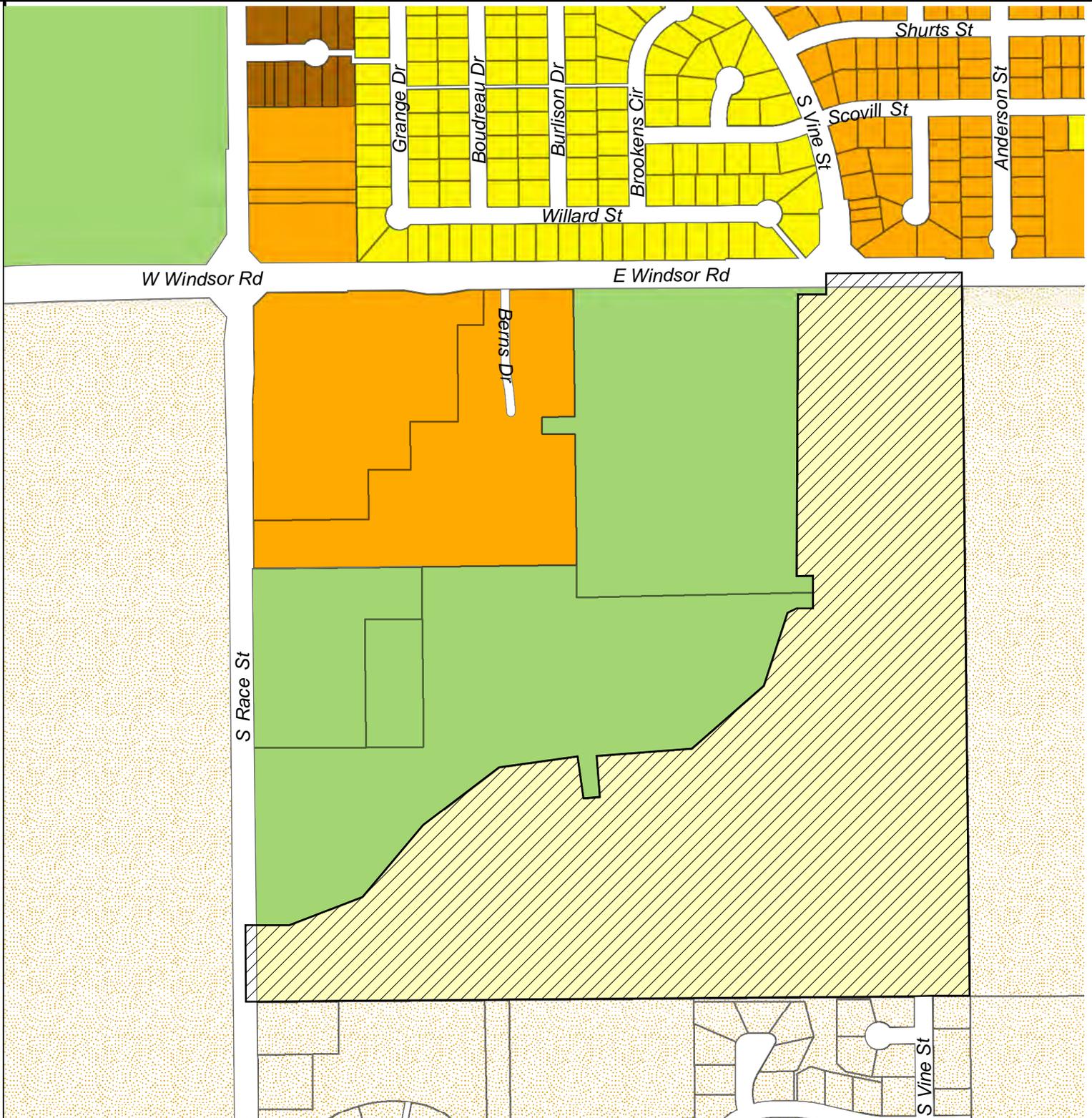
Case: 2271-M-16  
Subject: Rezoning from R-1 to CRE  
Location: 501 East Windsor Road  
Petitioners: Urbana Zoning Administrator



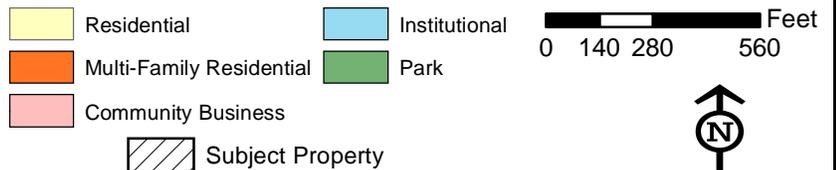
 Subject Property



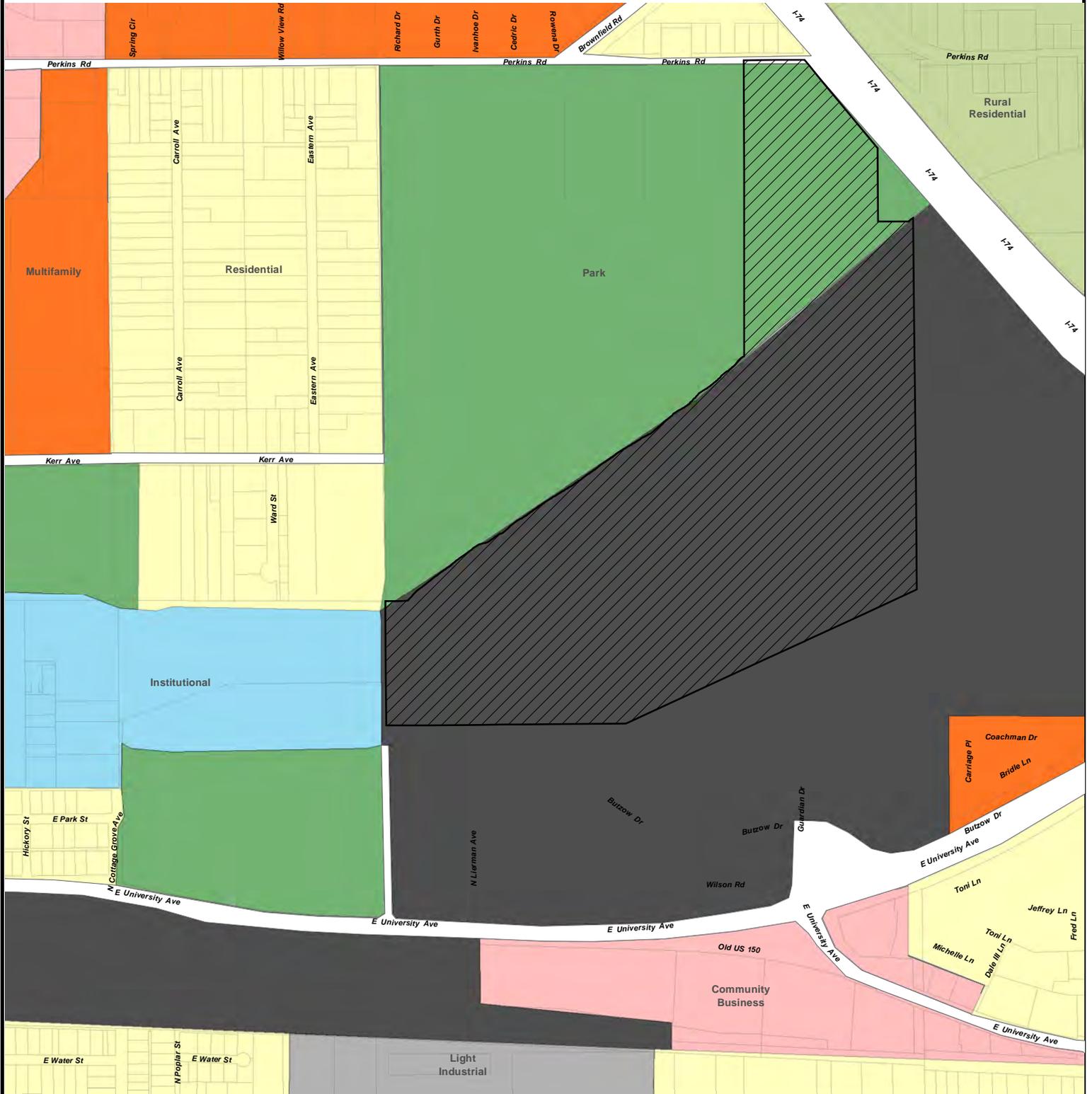
# Exhibit F: 501 East Windsor Road Zoning Map



Case: 2271-M-16  
 Subject: Rezoning from R-1 to CRE  
 Location: 501 East Windsor Road  
 Petitioners: Urbana Zoning Administrator



# Exhibit G: 1210 East University Avenue Future Land Use Map



Case: 2271-M-16  
 Subject: Rezoning from CRE to AG  
 Location: 1210 East University Avenue  
 Petitioners: Urbana Zoning Administrator

- |                          |                         |
|--------------------------|-------------------------|
| Residential              | Heavy Industrial        |
| Rural Residential        | Light Industrial/Office |
| Multi-Family Residential | Institutional           |
| Community Business       | Park                    |
|                          | Subject Property        |



# Exhibit G: 1210 East University Avenue Location and Existing Land Use Map



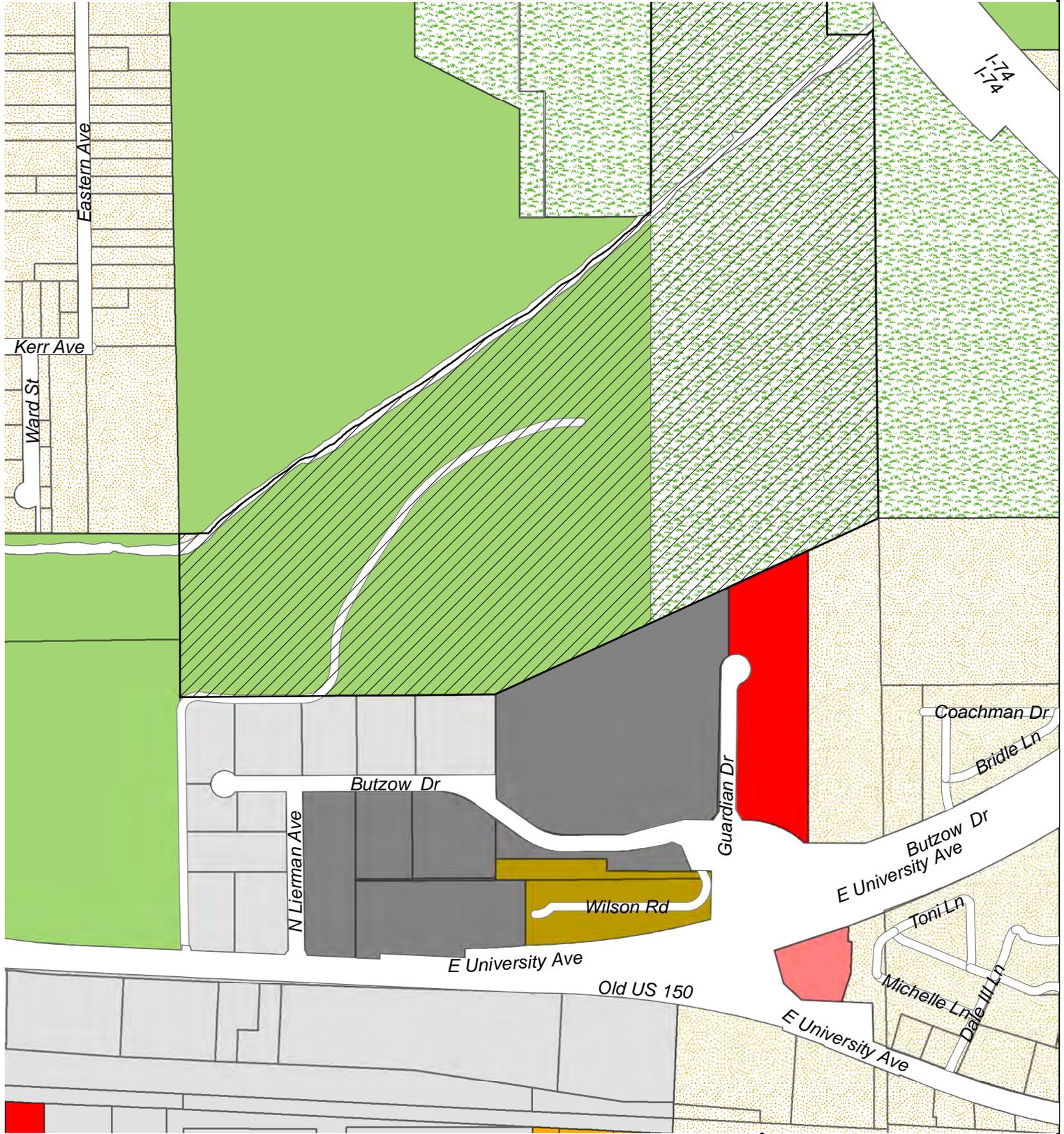
Case: 2271-M-16  
Subject: Rezoning from CRE to AG  
Location: 1210 East University Avenue  
Petitioners: Urbana Zoning Administrator

 Subject Property



0 375 750 1,500 Feet

# Exhibit G: 1210 East University Avenue Zoning Map



Case: 2271-M-16  
 Subject: Rezoning from CRE to AG  
 Location: 1210 East University Avenue  
 Petitioners: Urbana Zoning Administrator

 Subject Property

 AG	 B3	 ETJ	 IN-2	 R4
 B2	 CRE	 IN-1	 R3	

 0 170 340 680 Feet

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**DRAFT**

**DATE:** February 4, 2016

**TIME:** 7:30 P.M.

**PLACE:** Urbana City Building  
Council Chambers  
400 South Vine Street  
Urbana, IL 61801

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**MEMBERS PRESENT:** Barry Ackerson, Maria Byndom, Lew Hopkins, Christopher Stohr, David Trail, Daniel Turner

**MEMBERS EXCUSED:** Andrew Fell, Tyler Fitch, Dannie Otto

**STAFF PRESENT:** Lorrie Pearson, Planning Manager; Jeff Engstrom, Planner II; Christopher Marx, Planner I; Teri Andel, Administrative Assistant II

**OTHERS PRESENT:** Susan Lightly, Dennis Roberts

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**COMMUNICATIONS**

- Email from Diane Marlin regarding Plan Case No. 2271-M-16
- Email from Robin Arbiter regarding Plan Case No. 2271-M-16
- Email from Tom Burgin II regarding Plan Case No. 2271-M-16
- Email from Nathan Todd regarding Plan Case No. 2271-M-16

**NEW PUBLIC HEARINGS**

**Plan Case No. 2271-M-16: A request by the City of Urbana Zoning Administrator to change the zoning of a number of properties in the City. The proposed zoning map amendments will change the zoning to be consistent with the Future Land Use Maps in the City's Comprehensive Plan or to reflect their current use.**

Acting Chair Hopkins opened the item. He reviewed the procedure for a public hearing. Christopher Marx, Planner I, presented this case to the Plan Commission. He gave a brief explanation for the omnibus rezoning of the subject properties. He noted that 1603 East Washington Street was removed from the proposed rezoning omnibus.

He reviewed the following properties noting the current zoning, the proposed zoning district, the current land use and the future land use designation of each:

- 1407 North Lincoln Avenue
- 1101 East University Avenue
- 610 Glover Avenue
- 909, 911, 913 and 915 North Lincoln Avenue
- 1107 East Florida Avenue
- 501 East Windsor Road
- 1210 East University Avenue

He discussed how the LaSalle National Bank criteria pertain to a comparison of the existing zoning with that proposed by the Urbana Zoning Administrator. He presented City staff's recommendation for approval.

Lorrie Pearson, Planning Manager, noted the communications that were received from Nathan Todd, Tom Burgin II, Diane Marlin and Robin Arbiter. City staff handed out these email communications to the Plan Commission.

Acting Chair Hopkins asked the Plan Commission members if they had questions for City staff.

Mr. Stohr asked if any of the rezonings would have tax or assessment implications. Mr. Marx replied that the need to rezone 1107 East Florida Avenue came to City staff's attention because of an inquiry from the property owner. The property owner is in favor of the rezoning, so it would have a positive implication for this property. All of the other properties are owned by the City, the Urbana Park District or Champaign-Urbana Mass Transit District and the rezoning is intended to match their current uses, so there would not be any adverse effects on the tax rolls.

Mr. Turner asked why City staff is proposing AG, Agriculture, Zoning District for 1210 East University Avenue rather than CRE, Conservation-Recreation-Education, Zoning District. Mr. Marx stated that the AG District is more appropriate to accommodate the retired landfill that exists on the property.

Mr. Trail inquired what the semi-circle on Exhibit G: 501 East Windsor Road Future Land Use Map represented. Ms. Pearson explained that it shows a potential expansion of Meadowbrook Park in the future.

Mr. Stohr stated that he heard of some interest to construct solar panels at 1210 East University Avenue. Would the AG District allow this use? Jeff Engstrom, Planner I, replied that solar panels would be considered an accessory use so the use would not impact or be impacted by the underlying zoning.

With no further questions for City staff, Acting Chair Hopkins opened the hearing for public input.

Dennis Roberts approached the Plan Commission to speak. He talked about 1603 East Washington Street, which was the parcel that was removed from the proposed rezoning case. He

mentioned that the property was purchased by the City of Urbana about four to five years ago and is where the Lierman Neighborhood Community Gardens currently are located. The Lierman Neighborhood Action Committee is interested in purchasing the property, and so, he thanked the City staff for removing this property from the list of properties to be rezoned in this case. He discussed a possible rezoning and uses of the property in the future.

There were no further comments or questions from the audience, so Acting Chair Hopkins closed the public input portion of the hearing. He, then, opened the hearing for Plan Commission discussion and/or motion(s).

Mr. Ackerson moved that the Plan Commission forward Plan Case No. 2271-M-16 to the Urbana City Council with a recommendation for approval, without 1603 East Washington Street. Ms. Byndom seconded the motion. Roll call was taken on the motion and was as follows:

Ms. Byndom	-	Yes	Mr. Hopkins	-	Yes
Mr. Stohr	-	Yes	Mr. Trail	-	Yes
Mr. Turner	-	Yes	Mr. Ackerson	-	Yes

The motion passed by unanimous vote. Ms. Pearson noted that Plan Case No. 2271-M-16 would be forwarded to the City Council as recommended by the Urbana Plan Commission on February 15, 2016.